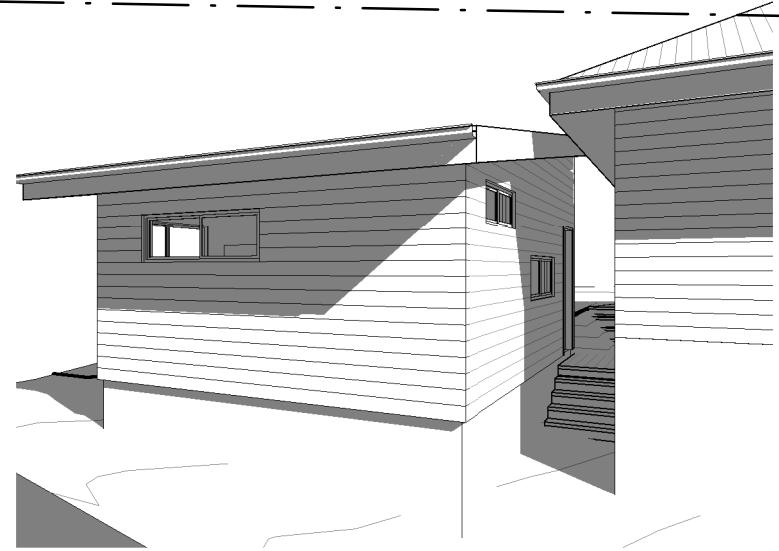


**1** Ground Floor  
1:100



- LEGEND
- EXISTING WALL
  - NEW TIMBER WALL
  - NEW BRICK WALL
  - DEMOLISH
  - PROPOSED WORKS

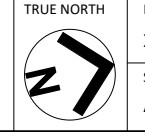
1	Development Application	09.12.2024
2	Revised DA	05.02.2025
No	Revision Description	Date

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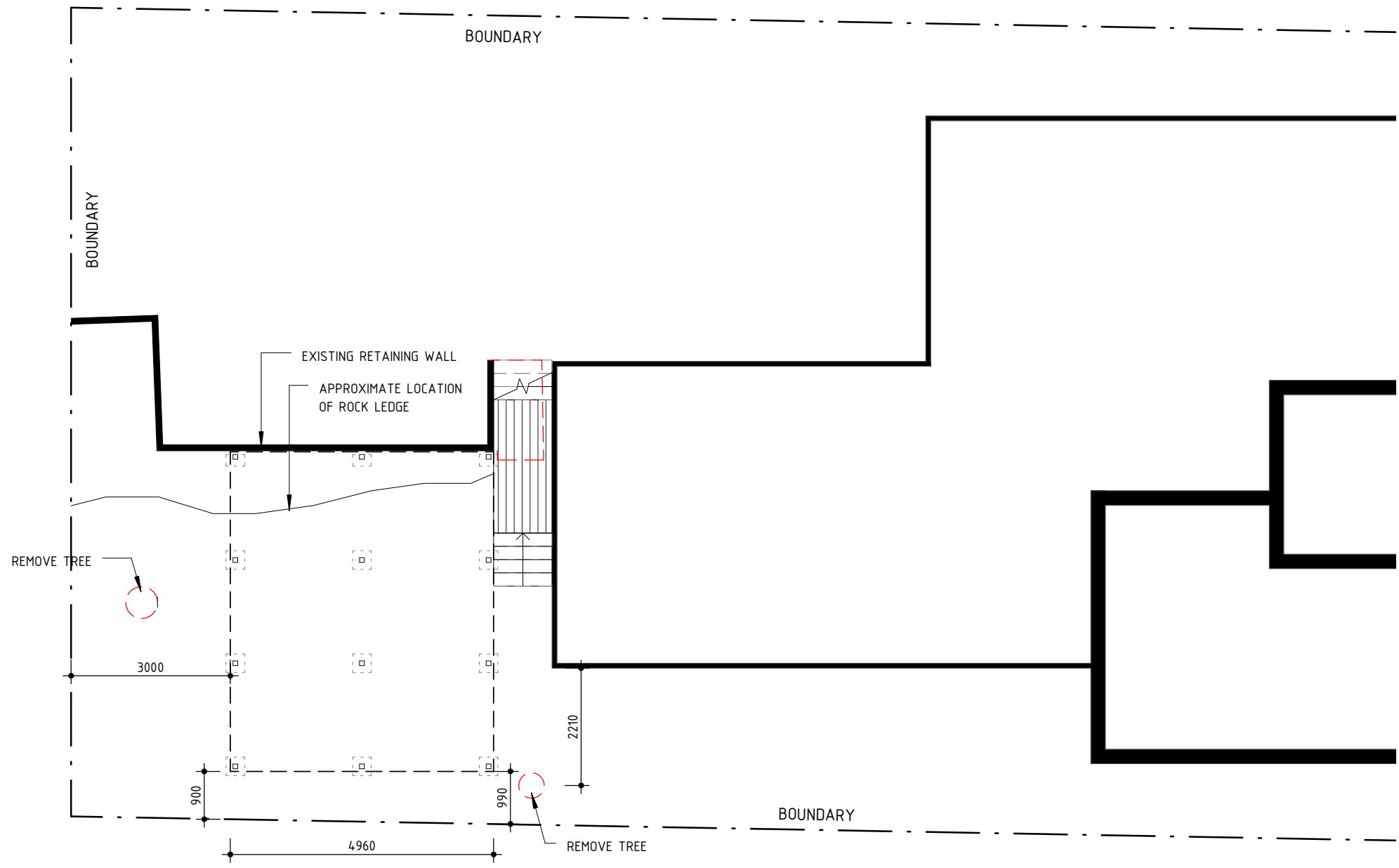
PROJECT  
**Alterations & Additions**  
39 LOVETT ST MANLY VALE 2093  
LOT:1 DP: 237712

DRAWING TITLE  
**GROUND FLOOR PLAN**



TRUE NORTH  
DRAWN  
XK  
PROJECT NO.  
02404  
SIZE  
A3  
SCALE  
1:100

DRAWING NO  
**A02**  
REV NO  
**2**



**1** Footings  
1 : 100

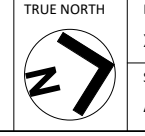
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**Alterations & Additions**  
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DRAWING TITLE  
**CONCEPT FOOTINGS PLAN**



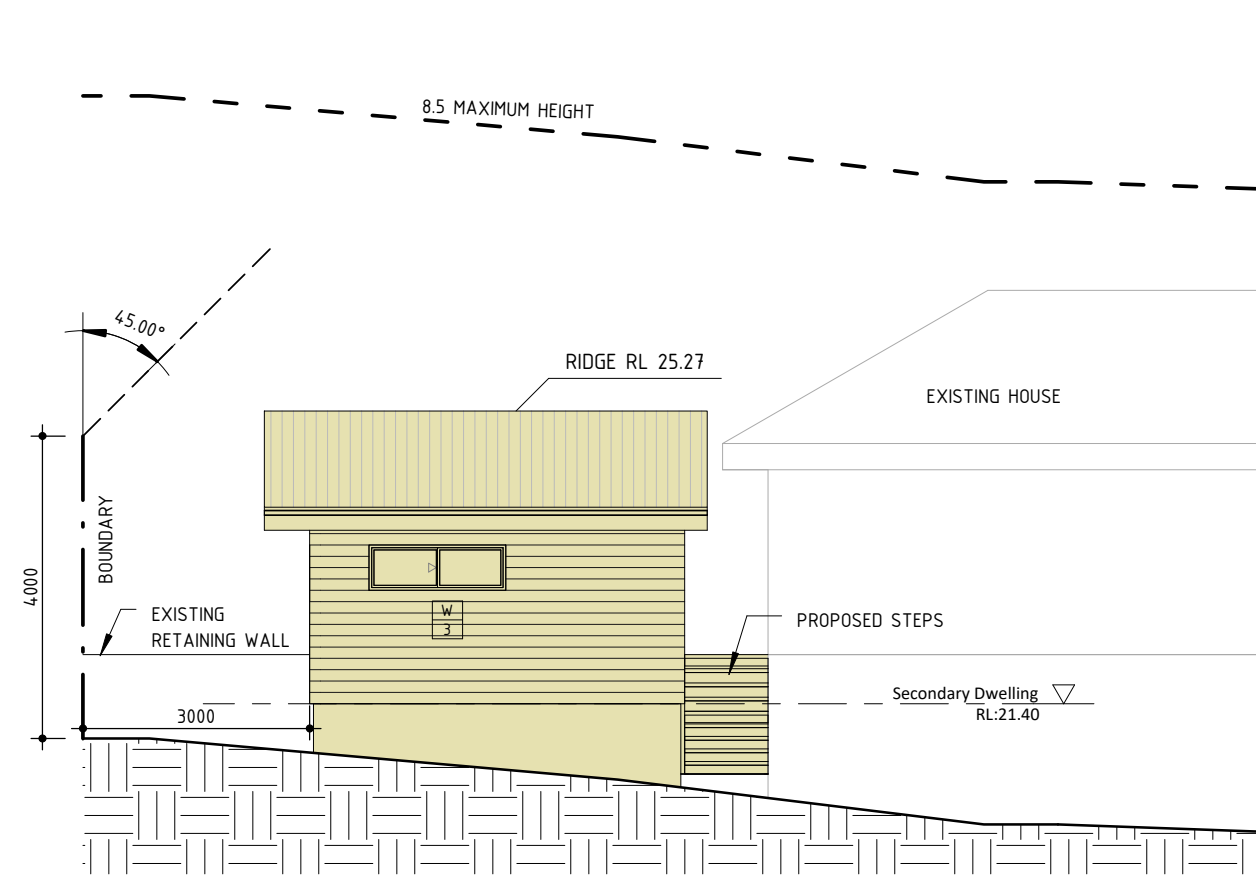
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 XK

PROJECT NO.  
 02404

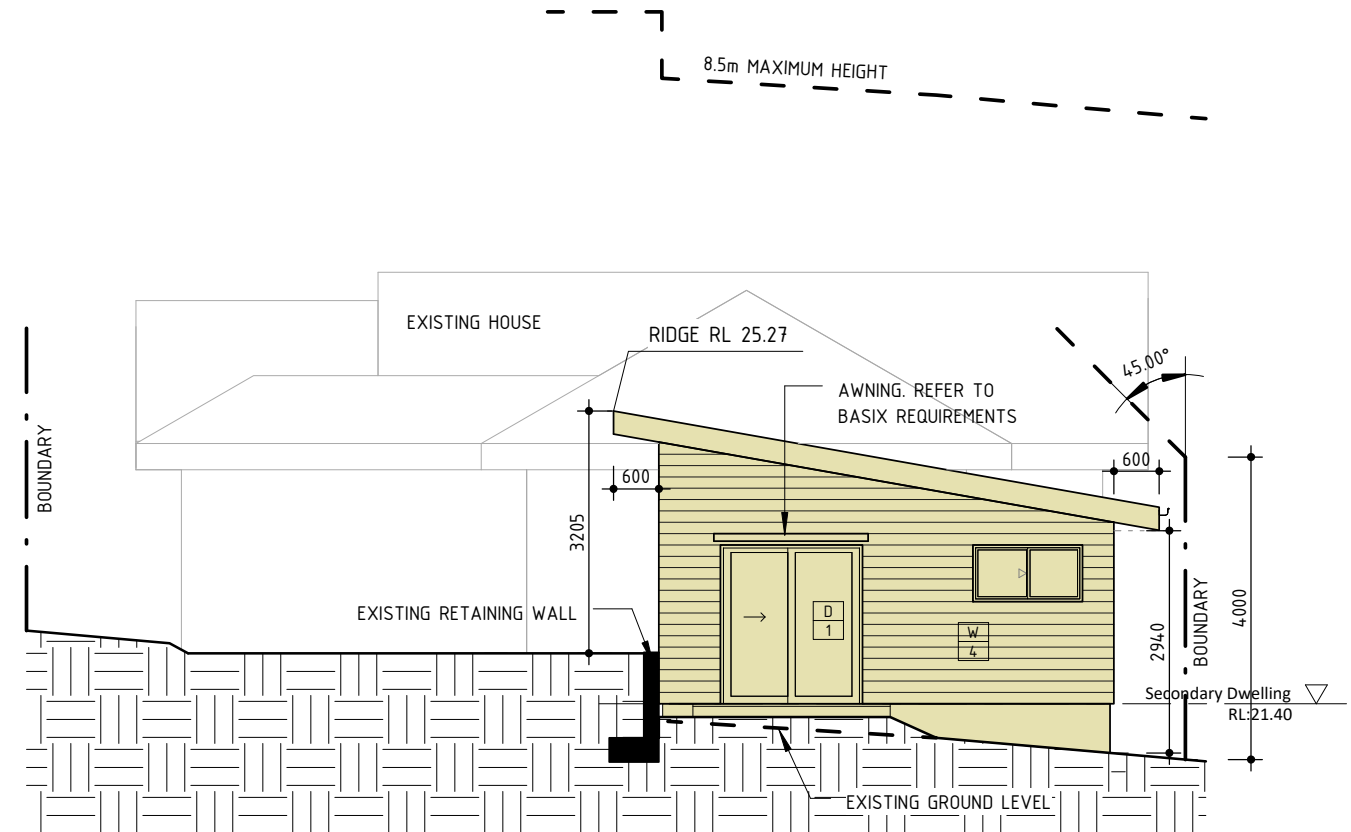
SCALE  
 1 : 100

DRAWING NO  
**A03**

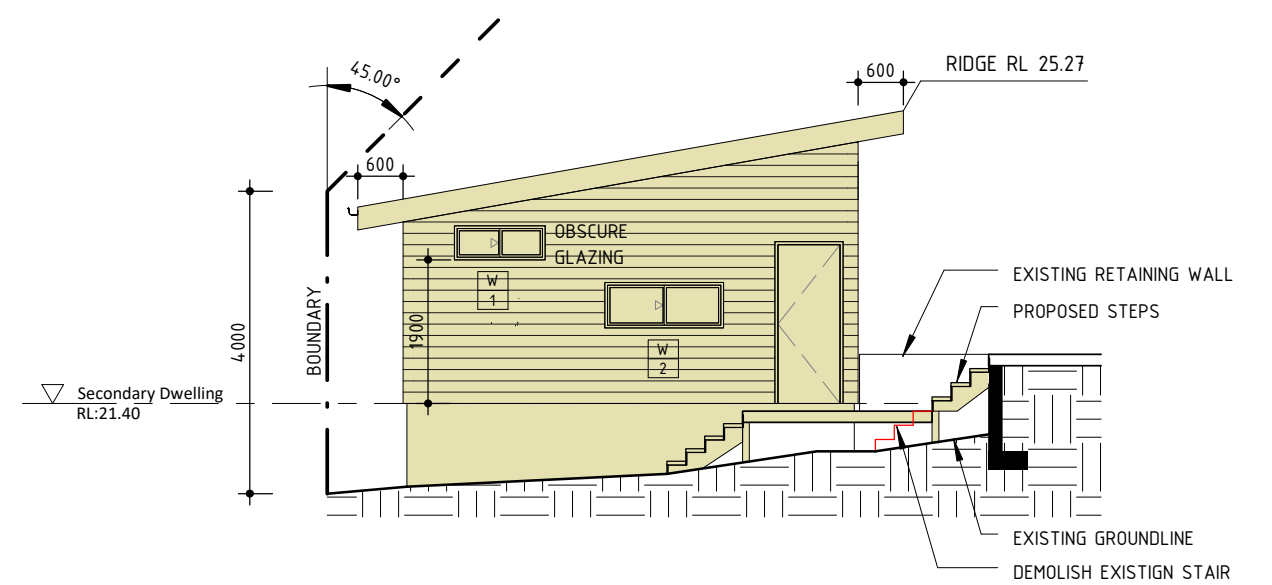
REV NO  
**2**



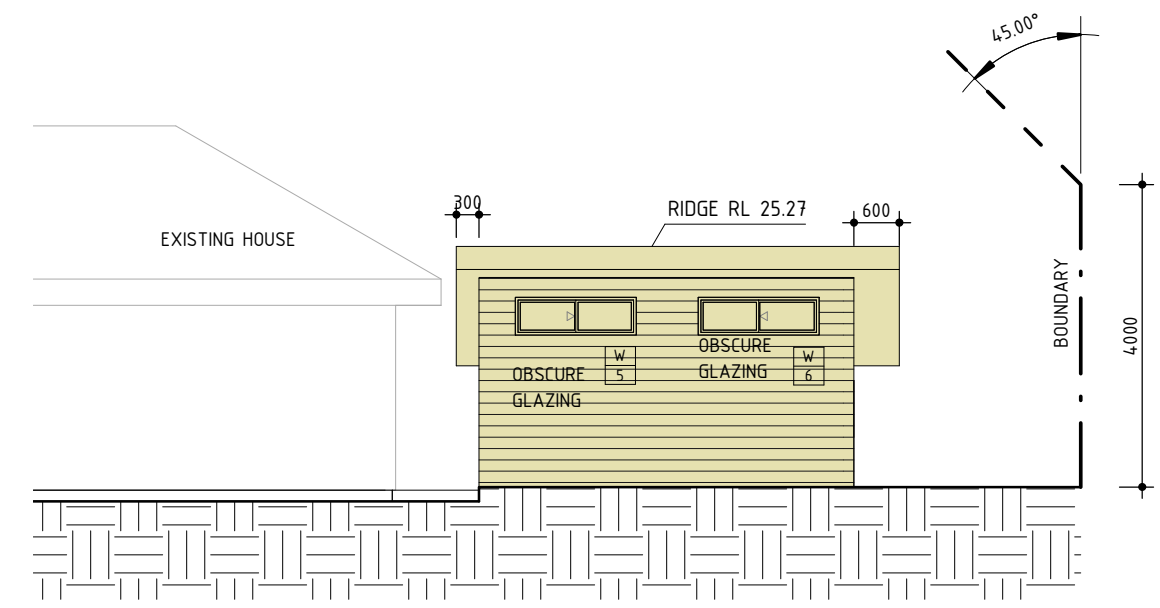
**1 East Elevation**  
1 : 100



**2 South Elevation**  
1 : 100



**3 North Elevation**  
1 : 100



**4 West Elevation**  
1 : 100

- LEGEND**
- EXISTING WALL
  - NEW TIMBER WALL
  - NEW BRICK WALL
  - DEMOLISH
  - PROPOSED WORKS

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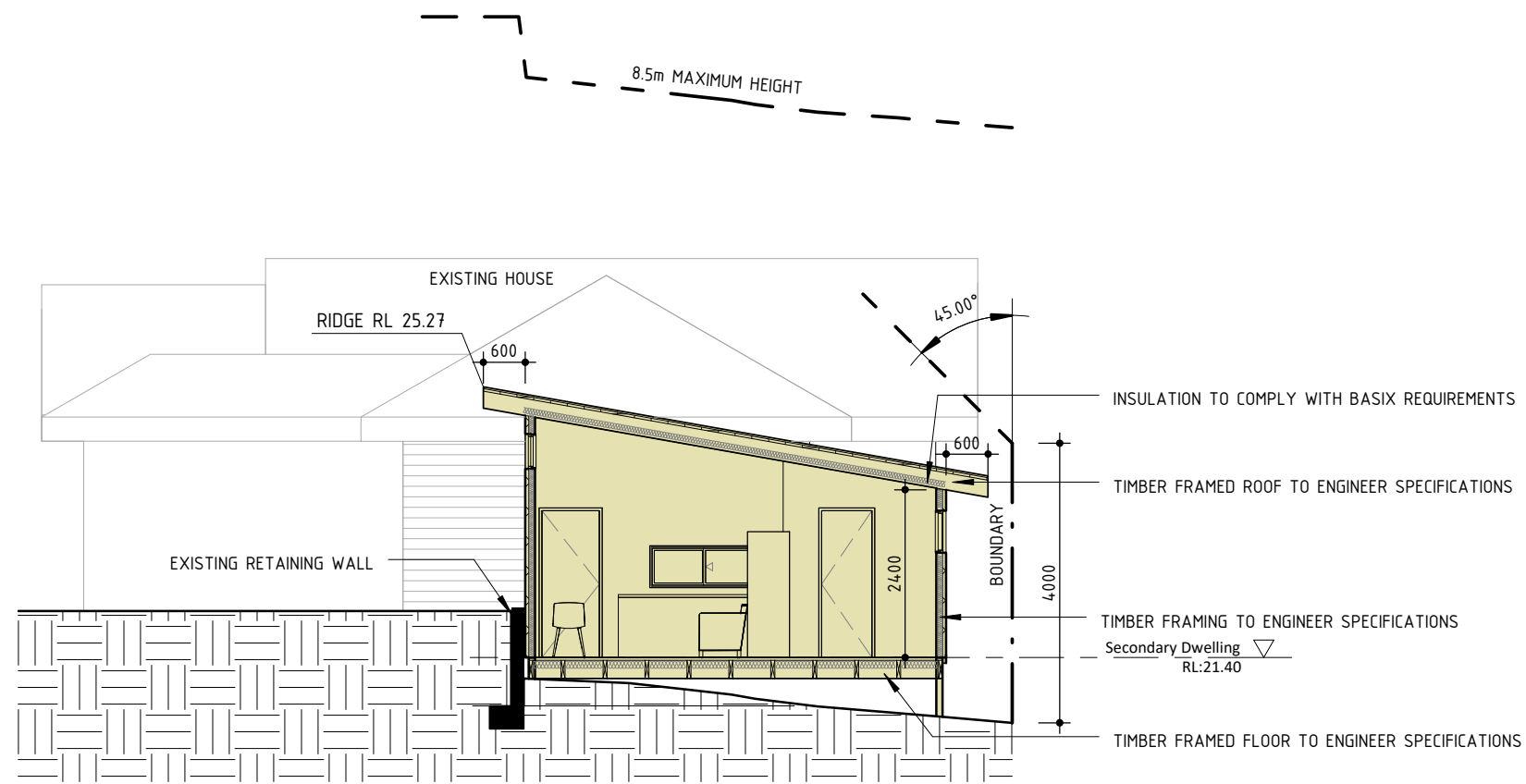
CLIENT  
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PROJECT  
**Alterations & Additions**  
39 LOVETT ST MANLY VALE 2093  
LOT:1 DP: 237712

DRAWING TITLE  
**ELEVATIONS**

TRUE NORTH  
DRAWN XK  
PROJECT NO. 02404  
SCALE 1 : 100

DRAWING NO. **A04**  
REV NO. **2**



**1** Section 1  
1 : 100

Window Schedule			
Mark	Description	Height	Width
1	Sliding Window	450	1200
2	Sliding Window	600	1570
3	Sliding Window	600	1810
4	Sliding Window	750	1450
5	Sliding Window	500	1600
6	Sliding Window	500	1600

External Door Schedule				
Mark	Description	Height	Width	Comments
1	Sliding Door	2100	1800	External

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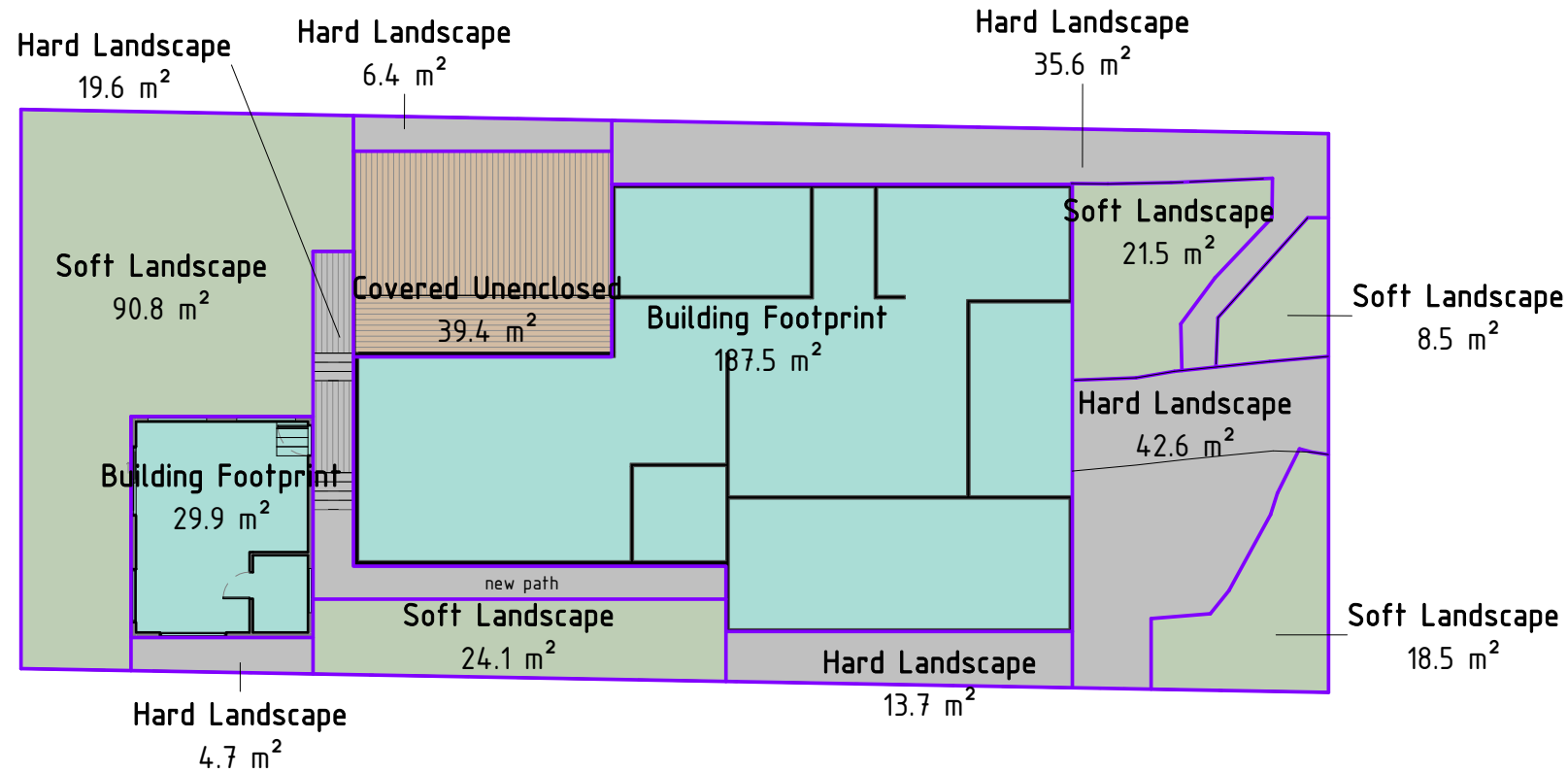
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39 LOVETT ST MANLY VALE 2093  
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DRAWING TITLE  
**SECTIONS**

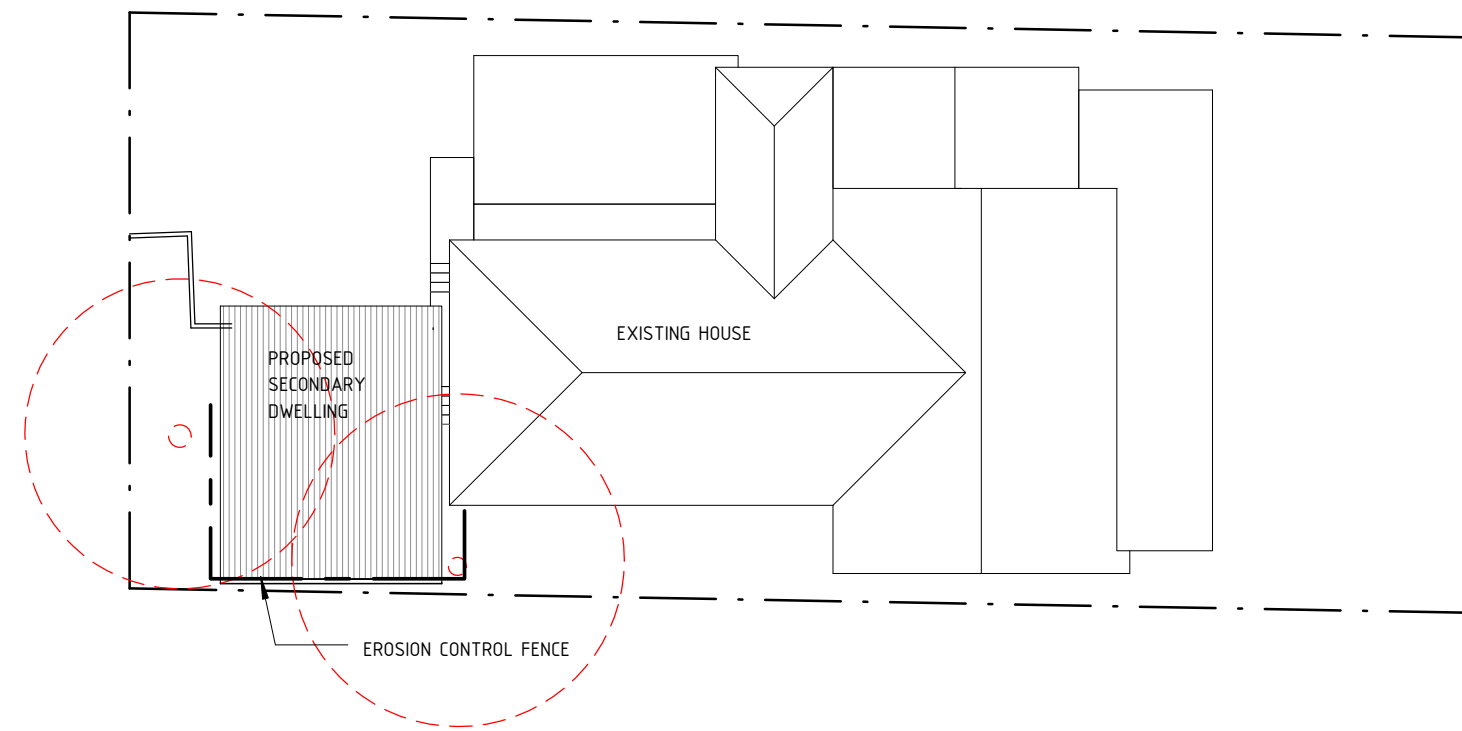
TRUE NORTH  
DRAWN  
XK  
PROJECT NO.  
02404  
SIZE  
A3  
SCALE  
1 : 100

DRAWING NO  
**A05**  
REV NO  
**2**

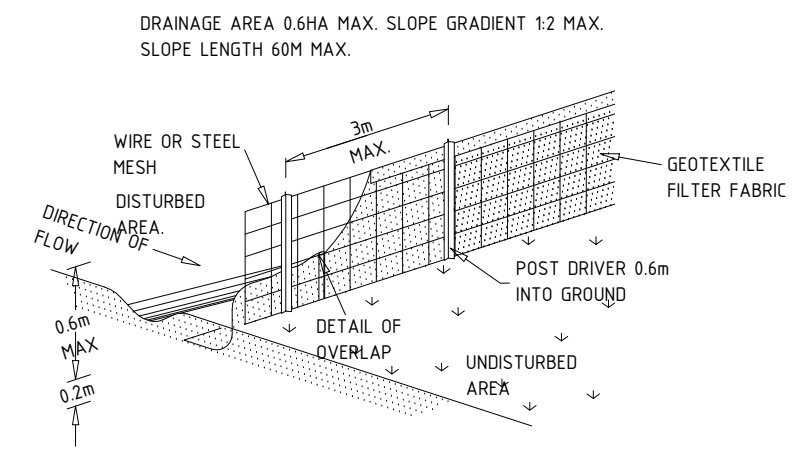


Landscape Area Calculations		
Name	Area	% of site
Building Footprint	217.3 m <sup>2</sup>	40.1%
Covered Unenclosed	39.4 m <sup>2</sup>	7.3%
Hard Landscape	122.5 m <sup>2</sup>	22.6%
Soft Landscape	163.3 m <sup>2</sup>	30.1%
	542.6 m <sup>2</sup>	100.0%

1 Landscape Area Plan  
1:200



2 Erosion Control plan  
1:200



3 Erosion Control Fence Detail  
1:100

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DRAWING TITLE  
**CALCULATIONS & SEDIMENT & EROSION CONTROL PLAN**

TRUE NORTH  
DRAWN XK  
PROJECT NO. 02404  
SCALE As indicated

DRAWING NO. **A06**  
REV NO. **2**



Construction	Area - m <sup>2</sup>	Additional insulation required	Options to address thermal bridging	Other specifications
floor - suspended floor above enclosed subfloor, particle board, frame: timber - H2 treated softwood.	26.5	2 (or 2.7 including construction) (down); not specified	nil	subfloor wall insulation: None
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	3.00 (or 3.50 including construction); not specified	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	9.7 38.4	not specified ceiling: 5 (up), roof: foil backed blanket; ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil nil	roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated

Item	Requirement
Ceiling fans	The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
	The applicant must install at least one ceiling fan in each bedroom.
	The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W01	450.00	1200.00	aluminium, double glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 300 mm, 220 mm above head of window or glazed door	2-4 m high, 8-12 m away
W02	600.00	1570.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.60 - 0.74)	eave 300 mm, 1400 mm above head of window or glazed door	2-4 m high, 2 m away
<b>East facing</b>					
W03	600.00	1810.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.60 - 0.74)	eave 725 mm, 410 mm above head of window or glazed door	not overshadowed
<b>South facing</b>					
W04	750.00	1450.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.60 - 0.74)	eave 600 mm, 500 mm above head of window or glazed door	not overshadowed
D1	2100.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: 0.49 - 0.60)	awning (adjustable) 1200 mm, 2000 mm above base of window or glazed door	not overshadowed
<b>West facing</b>					
W05	500.00	1600.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed
W06	500.00	1600.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.60 - 0.74)	external louvre/vertical blind (adjustable)	not overshadowed

Water Commitments
<b>Fixtures</b>
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
<b>Alternative water</b>
<b>Rainwater tank</b>
The applicant must install a rainwater tank of at least 800 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 38 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
<ul style="list-style-type: none"> <li>all toilets in the development</li> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>
<b>Energy Commitments</b>
<b>Hot water</b>
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar with a performance of 26 to 30 STCs or better.
<b>Cooling system</b>
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 3 star (average zone)
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
<b>Heating system</b>
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
<b>Ventilation</b>
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Laundry: natural ventilation only, or no laundry; Operation control: n/a
<b>Artificial lighting</b>
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.
<b>Natural lighting</b>
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
<b>Other</b>
The applicant must install a fixed outdoor clothes drying line as part of the development.

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	SIZE A3	SCALE	DRAWING NO <b>A07</b>	REV NO <b>2</b>				